

**UNITED STATES BANKRUPTCY COURT  
FOR THE NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION**

In re:  MUBARAK H. IBRAHIM,  Debtor.	BK No. 23-07031  Chapter 7  Hon. Jacqueline Cox  Hearing date: July 2, 2024 Hearing time: 1:00 P.M. Place: Courtroom 680 or Zoom
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**NOTICE OF CHAPTER 7 TRUSTEE'S MOTION PURSUANT TO RULE 2004 FOR  
LEAVE TO CONDUCT DISCOVERY OF CERTAIN PARTIES**

To: See attached list

PLEASE TAKE NOTICE that on **July 2, 2024, at 1:00 P.M.**, I will appear before the Honorable Jacqueline Cox, or any judge sitting in that judge's place, **either** in courtroom 680 of the Everett McKinley Dirksen United States Courthouse, 219 South Dearborn Street, Chicago, Illinois, **or** electronically as described below, and present the **Chapter 7 Trustee's Motion Pursuant to Rule 2004 for Leave to Conduct Discovery of Certain Parties**, a copy of which is attached.

**Important: Only parties and their counsel may appear for presentment of the motion electronically using Zoom for Government. All others must appear in person.**

**To appear by Zoom using the internet**, go to this link: <https://www.zoomgov.com/>. Then enter the meeting ID and passcode.

**To appear by Zoom using a telephone**, call Zoom for Government at 1-669-254-5252 or 1-646-828-7666. Then enter the meeting ID and passcode.

**Meeting ID and passcode.** The meeting ID for this hearing is 161 273 2896, and the passcode is 778135. The meeting ID and passcode can also be found on the judge's page on the court's web site.

**If you object to this motion** and want it called on the presentment date above, you must file a Notice of Objection no later than two (2) business days before that date. If a Notice of Objection is timely filed, the motion will be called on the presentment date. If no Notice of Objection is timely filed, the court may grant the motion in advance without calling it.

Dated: June 19, 2024

GUS A. PALOIAN, in his capacity as the  
Chapter 7 Trustee of the Debtor's Estate

By: /s/ Jonathan M. Cyrluk  
Jonathan M. Cyrluk

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*Special counsel to Chapter 7 Trustee Gus A.  
Paloian*

*\*Pro hac vice pending*

### CERTIFICATE OF SERVICE

The undersigned attorney hereby certifies that on June 19, 2024, he caused to be served a true and correct copy of each of the **Notice of Chapter 7 Trustee's Motion Pursuant to Rule 2004 for Leave to Conduct Discovery of Certain Parties** and the **Chapter 7 Trustee's Motion Pursuant to Rule 2004 for Leave to Conduct Discovery of Certain Parties**, to be served via (i) the Court's CM/ECF electronic noticing system, upon all registered participants in this proceeding, so identified on the attached Service List; and (ii) First Class, U.S. mail, postage prepaid or certified mail, upon each of the parties, as noted, on the attached Service List.

/s/ Jonathan M. Cyrluk

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**SERVICE LIST**

BK No. 23-07031

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Service Via Certified Mail Return Receipt

Chase Bank  
c/o J.P. Morgan Chase & Co.  
Attn: Jamie Dimon  
Chairman & CEO  
270 Park Avenue  
New York, NY 10017

Sunil Garg  
Chief Executive Officer  
Citibank, N.A.  
399 Park Avenue  
New York, NY 10022

Margaret M. Keane  
Director and Chief Executive Officer  
Synchrony Bank  
777 Long Ridge Road  
Stamford, CT 06902

Chase Visa  
PO Box 15123  
Wilmington, DE 19850-5123

U.S. Bank c/o U.S. Bancorp  
Attn: Andrew Cecere  
Chairman, President & Chief Executive Officer  
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BC-MN-H210  
800 Nicollet Mall  
Minneapolis, MN 55402-4302

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Chicago, IL 60602-3946

Fatema Ghoura  
9401 Odell Avenue  
Bridgeview, IL 60455-2115

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c/o John J. Conway  
120 W. 22nd St., Ste.100  
Oak Brook, IL 60523-4067

Hyundai Motor Finance  
Attn: Bankruptcy  
Po Box 20829  
Fountain Valley, CA 92728-0829

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444 N. Northwest Hwy., Suite 350  
Park Ridge, IL 60068-3277

Pentagon Federal Credit Union  
ATTN: Bankruptcy Department  
P.O. Box 1432  
Alexandria, VA 22313-1432

Small Business Administration  
409 3rd Street SW, Ste.7211  
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Washington, DC 20416-0011

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69 W. Washington Street, Suite 1800  
Chicago, IL 60602-3018

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c/o Stephen J. Sylvester AAG  
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Badr Ali  
9113 S. 84<sup>th</sup> Street  
Hickory Hills, IL, 60457-1801

Musa Ali  
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Norridge, IL 60706-3145

Nasr Ali  
4859 N. Keeler Avenue  
Chicago, IL 60630

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9201 Orchard Lane  
Bridgeview, IL 60455-2215

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Osama Fasil Mohammad Omar  
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Lincolnwood, IL 60712

Iftekhhar Syed  
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Lincolnwood, IL 60712

Imtiaz Syed  
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Villa Park, IL 60181-3851

Athar Tayyabi  
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Sterling Heights, MI 48310-5468

Michael Tinaglia  
21971 W. Lake Avenue  
Round Lake, IL 60073-9606

Chris Troiola  
1050 W. Irving Park Road, Unit 502  
Itasca, IL 60143-6224

Avinash Verma  
6625 N. Kimball Avenue  
Lincolnwood, IL 60712-3731

Neelam Verma  
6625 N. Kimball Avenue  
Lincolnwood, IL 60712-3731

119 Property Investors LLC  
856 West Nelson Avenue  
Chicago, IL 60657

11900 Marshfield Inc.  
11900 S. Marshfield Ave.  
Calumet Park, IL 60827

11900 Marshfield LLC  
c/o Mubarak Ibrahim  
11900 S. Marshfield Ave.  
Calumet Park, IL 60827

11900 Marshfield Station Inc.  
c/o John Mraibie  
11497 John Humphrey Dr., Suite 200  
Orland Park, IL 60462-2637

12108 Homer Glen LLC  
c/o Robert D. Loncar  
30501 E. 106<sup>th</sup> Street, Suite 206  
Chicago, IL 60617-6625

2705 Gary Station LLC  
c/o John Ortoleva, Jr.  
335 E. Maple Rd., Suite 200  
Birmingham, MI 48009

12108 W 159 Homer Glen LLC  
c/o Registered Agents Inc.  
2501 Chatham Road  
Springfield, IL 62704

AHM Properties, Inc.  
c/o Imtiaz Syed  
11900 S. Marshfield Avenue  
Calumet Park, IL 60827-5346

AHM Properties III, Inc.  
c/o Imtiaz Syed  
11900 S. Marshfield Avenue  
Calumet Park, IL 60827-5346

ALWAN Printing, Inc.  
c/o Berj Khaleel  
6107 Knoll Valley Drive, Suite 308  
Willow Brook, IL 60514

ATMI Gas LLC  
23509 John Rd.  
Hazel Park, MI 48083

AZ SPE LLC  
c/o Halawa Illinois Registered Agent  
7000 w. 111<sup>th</sup> Street, Suite 205  
Worth, IL 60482-1851

BLC Prime Lending Fund LLC  
Attn: Justin Blackhall, Registered Agent  
15375 Barranca Pkway, Suite B-202  
Irvine, CA 92618

1401 State Line, Inc.  
c/o Nasr Ali  
4859 N. Keeler Ave.  
Chicago, IL 60630-2711

9856 South Cicero LLC  
c/o Syed Kirmani  
9856 S. Cicero Avenue  
Oak Lawn, IL 60453-3140

A2Z Petroleum, Inc.  
c/o Imtiaz Syed  
18W172 16<sup>th</sup> Street  
Villa Park, IL, 60181-3851

AHM Properties II, Inc.  
c/o Imtiaz Syed  
11900 S. Marshfield Avenue  
Calumet Park, IL 60827-5346

AHM Properties IV, Inc.  
c/o Imtiaz Syed  
11900 S. Marshfield Avenue  
Calumet Park, IL 60827-5346

ATM Gas LLC  
23509 John Rd.  
Hazel Park, MI 48083

AZ SPC LLC  
12346 S. Keeler Avenue  
Alsip, IL 60803-1813

Best Donuts & Coffee, Inc.  
c/o Terrence Markham  
4501 S. Harlem  
Forest View, IL 60402

Calumet Fuel, Inc.  
c/o Nasr Ali  
4859 Keeler Ave.  
Chicago, IL 60630-2711

Daljinder & Associates LLC  
c/o Daljinder Singh  
3815 Augusta Lane  
Elkhart, IN 46517

Elegant Properties, Inc.  
c/o Imtiaz Syed  
18W172 16<sup>th</sup> Street  
Villa Park, IL, 60181-3851

Elegant Properties 2, Inc.  
c/o Osama Omar  
671 River Oaks Dr.  
Calumet City, IL 60409-5711

Fast Track Ventures  
c/o John Ortoleva, Jr.  
335 E. Maple Rd., Suite 200  
Birmingham, MI 48009

Homer Glen Citgo  
c/o Shadi Haddad  
12108 W. 159<sup>th</sup> Street  
Homer Glen, IL 60491-8017

Homer Glen 159<sup>th</sup> LLC  
c/o Chris Troiola  
1050 W. Irving Park Road, Unit 502  
Itasca, IL 60143-6224

Integrity Investment Fund, LLC  
c/o Registered Agents Inc.  
2501 Chatham Road, Suite R  
Springfield, IL 62704

KK Trading, Inc.  
1401 State St.  
Chicago Heights, IL 60411

Lakewood Real Estate, Inc.  
c/o Cyriac K. Chandy  
960 Rand Road, Suite 208  
Des Plaines, IL 60016-2355

Lakewood Business, Inc.  
c/o Cyriac K. Chandy  
960 Rand Road, Suite 208  
Des Plaines, IL 60016-2355

Marathon 8 Mile  
c/o Athar Tayyabi  
11 E. Eight Mile Rd.  
Hazel Park, MI 48030

Marshfield Citgo  
c/o Nasr Ali  
4859 Keeler Avenue  
Chicago, IL 60630-2711

Marshfield LLC  
c/o Luis Martinez  
4111 W. 63<sup>rd</sup> Street  
Chicago, IL 60629

Mobil Convenient Mart, Inc.  
Attn: Badr Ali, Registered Agent  
11900 S. Marshfield Ave.  
Calumet Park, IL 60827

Mobil Convenient Mart LLC  
Attn: Badr Ali, Registered Agent  
11900 S. Marshfield Ave.  
Calumet Park, IL 60827

Newtek Small Business Finance, LLC  
c/o Illinois Corporation Service Company  
801 Adlai Stevenson Drive  
Springfield, IL 62703-4261

Newtek Small Fin. LLC  
c/o Illinois Corporation Service Company  
801 Adlai Stevenson Drive  
Springfield, IL 62703-4261

Peoples Petroleum, Inc.  
c/o Shadi Haddad  
12108 W. 159<sup>th</sup> Street  
Homer Glen, IL 60491-8017



Petroleum Investment Properties, LLC  
c/o Nasr Ali  
4859 Keeler Avenue  
Chicago, IL 60630-2711

Petroleum Management Team, Inc.  
c/o Mubarak Ibrahim  
11900 S. Marshfield Ave.  
Calumet Park, IL 60827

Petroleum Properties LLC  
c/o Nasser Bazi  
14127 Linwood  
Detroit, MI 48238

SNK Petroleum Wholesalers, Inc.  
1983 Route 42, Suite 1A  
Hopewell Junction, NY 12533

Somercor 504 Inc.  
c/o Manuel Flores  
209 S. LaSalle Street, Suite 203  
Chicago, IL 60604

SPC-B LLC  
c/o CT Corporation System  
208 S. LaSalle Street, Suite 814  
Chicago, IL 60604-1101

Taha Enterprises, Inc.  
c/o Rafiz Ahmed Pathan  
6327 Davane Court  
Downers Grove, IL 60516

Tinley Park Properties, LLC  
c/o Iftekhar Syed  
350 W. 22<sup>nd</sup> Street, Suite 107  
Lombard, IL 60148-6447

T&M, Inc.  
c/o Mike Alch  
1600 N. State Route 50, Unit 724A  
Bourbonnais, IL 60914

Zayan Finance, Ltd.  
c/o Illinois Corporation Service Company  
801 Adlai Stevenson Drive  
Springfield, IL 62703-4261

**UNITED STATES BANKRUPTCY COURT  
FOR THE NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION**

In re:  MUBARAK H. IBRAHIM,  Debtor.	BK No. 23-07031  Chapter 7  Hon. Jacqueline Cox  Hearing date: July 2, 2024 Hearing time: 1:00 P.M. Place: Zoom or Courtroom 680
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**CHAPTER 7 TRUSTEE’S MOTION PURSUANT TO RULE 2004 FOR LEAVE TO  
CONDUCT DISCOVERY OF CERTAIN PARTIES**

Gus A. Paloian, in his capacity as the Chapter 7 trustee (the “Trustee”) of the bankruptcy estate (the “Estate”) of Mubarak H. Ibrahim (“Ibrahim” or the “Debtor”), respectfully requests that the Court enter an order under 11 U.S.C. § 105(a) and Federal Rule of Bankruptcy Procedure 2004 authorizing the Trustee to issue document and deposition subpoenas to the individuals and entities listed on **Exhibit A** (the “Rule 2004 Examinees”).

**I. Jurisdiction and Venue**

1. The Court has subject-matter jurisdiction under 28 U.S.C. §§ 157 & 1334. Venue lies in this district under 28 U.S.C. § 1409(a). This is a core proceeding under 28 U.S.C. §§ 157(b)(2)(A) & (O). The case is properly referred to the bankruptcy court under Internal Operating Procedure 15(a) of the United States District Court for the Northern District of Illinois.

**II. Background**

**A. *This proceeding***

2. On May 28, 2023, the Debtor filed a voluntary chapter 7 petition and the Trustee was appointed. (Dkt. 1.)

3. From June 1, 2023 to January 24, 2024, the Trustee held continued creditors' meetings and investigated the Debtor's assets. On January 24, 2024, the Trustee filed his initial report on the Debtor's assets, stating his conclusion that the Estate likely has assets that can be reached at an acceptable cost and within a reasonable time. (Dkt. 33.)

4. On April 9, 2024, the Trustee moved to employ Seyfarth Shaw LLP as counsel for the Trustee and Carpenter Lipps LLP as special litigation counsel to investigate and if appropriate pursue claims against third parties on behalf of the Estate. (Dkts. 41-42.) The Court granted these motions on April 23, 2024. (Dkts. 45-46.)

***B. The Debtor's Businesses and Potential Claims***

5. The Debtor is an individual residing in Bridgeview, Illinois. The Trustee has learned that the Debtor formerly owned valuable assets, including many gas stations, a gaming license, and real estate. In 2008, the Debtor reported assets of over \$21.6 million to a bank in connection with a loan.

6. On January 15, 2010, the Debtor took out a loan for \$5,170,299.21 from Theodore Spyropolous. On March 28, 2017, Erika Spyropolous and the estate of Theodore Spyropolous filed suit (the "Spyropolous Lawsuit") against the Debtor in the Circuit Court of Cook County, Illinois, seeking recovery on a note made by the Debtor in connection with the loan. On December 4, 2019, the Circuit Court of Cook County entered judgment (the "Spyropolous Judgment") against the Debtor for \$11,082,999.50 plus attorney's fees.

7. In post-Spyropolous Judgment proceedings, the Debtor claimed that he had virtually no assets, despite previously having assets of \$21.6 million.

8. Based on records and information the Trustee has gathered to date, it appears that while the Spyropolous Lawsuit was pending, the Debtor may have dissipated millions in assets

in a series of transactions that appear to involve the Debtor's friends and relatives. The transactions include:

- **Home in Bridgeview, Illinois.** In 2015, an entity the Debtor apparently controlled had quitclaimed the Debtor's house on Odell Avenue in Bridgeview to the Debtor's parents. In 2017, the Debtor's parents quitclaimed it to themselves and the Debtor.
- **Gas station in Gary, Indiana.** In September 2018, the Debtor transferred real estate suitable for use as a gas station to 2701 Gary Station LLC.
- **11900 Marshfield Station, Inc.** The Marshfield entity operated a gas station and convenience store in Homer Glen, Illinois. In April 2019, the business obtained a gaming license. The entity was 100% owned by the Debtor. In November 2019, however, the Debtor claims he transferred the entirety of the ownership interest in the company to wife, Sawsan Hamsi, but the Debtor has not provided any document to show that the transfer occurred. The Debtor's attorney has admitted in the state court litigation that the Debtor received no consideration for this purported transfer.

9. After the Spyropolous Judgment was entered, there were further transactions relating to assets in which the Debtor may have an interest, including:

- **11900 Marshfield Station, Inc.** In January 2020, the Debtor's wife sold 85% of the interest in 11900 Marshfield Station, Inc. to the Debtor's friend, Badr Ali, for \$60,000. This appears to include the gaming license (the proceeds of which are not accounted for in the Debtor's records).
- **11900 Marshfield Station LLC.** This entity owned the real estate on which the Marshfield Station business operates. As of June 2019, Nasr Ali, a friend of the Debtor, purported to own 5% of the LLC membership interest. On January 28, 2022, 11900 Marshfield Station LLC sold the real estate to "Petroleum Investment Properties, Inc." On May 10, 2022, the Debtor filed a property tax appeal with the Illinois Property Tax Appeal Board asserting that he was the current owner of the real estate.
- **2701 Gary Station LLC.** In February 2021, an Illinois entity by this name transferred a gas station to an identically named Indiana entity, which then mortgaged the property to Bank of George (now called GBank). Later in 2021, this same entity would be transferred two more times to other entities.
- **9856 South Cicero Avenue.** In May 2021, an entity controlled by the Debtor, Elegant Properties, conveyed this property to an entity called "9856 South

Cicero,” which the Trustee believes at one point was owned by associates of the Debtor, Amhad and Osama Hallack.

- **Petroleum Management Team.** This entity owned a gas station at 12108 West 159<sup>th</sup> Street in Homer Glen. In December 2022, it transferred the business to 12108 Homer Glen LLC.

### III. Argument

10. 11 U.S.C. § 105(A) authorizes this Court to issue “any order, process, or judgment that is necessary or appropriate to carry out the provisions of [the Bankruptcy Code.]”

11. Bankruptcy Rule 2004(a) authorizes the Court to order the examination of any entity on motion of any party in interest. *See* Fed. R. Bankr. P. 2004(a). The scope of the examination is governed by Bankruptcy Rule 2004(b), which provides, in relevant part: “The examination of an entity under this rule or of the debtor under § 343 of the Code may relate only to the acts, conduct, or property or to the liabilities and financial condition of the debtor, or to any matter which may affect the administration of the debtor’s estate, or to the debtor’s right to a discharge.” Fed. R. Bankr. P. 2004(b).

12. Furthermore, Bankruptcy Rule 2004(c) provides that the attendance of any entity for examination and the production of documents may be compelled by subpoena in accordance with Bankruptcy Rule 9016. *See* Fed. R. Bankr. P. 2004(c).

13. In his ongoing investigation of potential assets and causes of action of the Estate, the Trustee has identified certain individuals and entities that are likely to possess documents and information related to the Debtor’s assets and liabilities. Such individuals and entities are listed on **Exhibit A** attached to this Motion. The form subpoena the Trustee intends to serve on the Rule 2004 Examinees is attached as **Exhibit B**. The Rule 2004 Examinees generally fall into two categories: (i) business associates or other persons who the Debtor transferred property to, and

(ii) entities that either are currently or were previously owned or controlled by the Debtor or his business associates that appear to have been involved with transactions with the Debtor.

14. This Court has recognized the broad scope of Rule 2004, the purpose of which is to facilitate the discovery and administration of bankruptcy estate assets: “The scope of inquiry under Bankruptcy Rule 2004 is very broad. Great latitude of inquiry is ordinarily permitted. . . . Generally, a Rule 2004 examination is a broad fishing expedition into a party’s affairs for the purpose of obtaining information relevant to the administration of the bankruptcy estate. Rule 2004 is substantially a pre-litigation device for assessing whether grounds exist to commence an action.” *In re Handy Andy Home Improvement Ctrs., Inc.*, 199 B.R. 376, 379-380 (Bankr. N.D. Ill. 1996) (citations and quotations omitted); *accord In re The Bennett Funding Group, Inc.*, 203 B.R. 24, 28 (Bankr. N.D. N.Y. 1996) (“The purpose of such a broad discovery tool is to assist the trustee in revealing the nature and extent of the estate, and to discover assets of the debtor which may have been intentionally or unintentionally concealed.”).

15. Accordingly, the relief requested in this Motion is proper under the broad scope and purpose of Rule 2004. Every subpoena issued in connection with Rule 2004 is subject to the protections provided by Federal Rule of Civil Procedure 45(c), including the responding party’s right to object to, or move to quash, the subpoena. *See* Bankruptcy Rule 9016 (making Rule 45 applicable in all cases under the Bankruptcy Code); *see also* Bankruptcy Rule 2004(c) (permitting the use of subpoenas to compel the attendance of an entity for examination and the production of documents in accordance with Bankruptcy Rule 9016).

#### **IV. Notice**

16. Notice of this motion has been given to: (a) the Rule 2004 Examinees; (b) CM/ECF registrants; (c) the Debtor’s bankruptcy counsel; (d) creditors as stated in the Service

List attached to the accompanying notice; and (e) all parties requesting notice. The Trustee respectfully submits that such notice is sufficient, and no other or further notice is necessary.

**V. No prior request**

17. The Trustee has not made a prior request to this or any other Court for the relief requested herein.

WHEREFORE, the Trustee respectfully requests that the Court enter an order substantially in the form attached to this Motion: (a) authorizing the Trustee to request the production of documents from the Rule 2004 Examinees, (b) conduct Rule 2004 examinations of the Rule 2004 Examinees, (c) to issue subpoenas to compel attendance for such examinations and the production of documents; and (d) granting any other relief the Court deems just and proper.

Dated: June 19, 2024

GUS A. PALOIAN, not individually or personally, but solely in his capacity as the Chapter 7 Trustee of the Debtor's Estate

By: /s/ Jonathan M. Cyrluk  
Jonathan M. Cyrluk

*Counsel to Chapter 7 Trustee Gus A. Paloian*

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Steven C. Moeller  
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*Special counsel to Chapter 7 Trustee Gus A. Paloian*

*\*Pro hac vice pending*